



Arbourthorne House
15 Chevet Lane, Sandal, Wakefield



Arbourthorne House, 15 Chevet Lane, Sandal, Wakefield, WF2 6HN



Embraced by meticulously tended gardens, the property epitomizes serenity, with extensive planting and mature trees enhancing the tranquil ambiance. A splendid detached home with five bedrooms, and three reception rooms with picturesque views of the gardens.

A stunning five bedroom detached residence standing on a secluded plot enjoying an excellent degree of privacy that extends to around approximately 0.59 acres.

This handsome detached family home presents grandly proportioned rooms with a wealth of characterful features. The property is approached via a private driveway that provides ample off street parking space as well as leading up to a detached double garage with automated door. The formal entrance leads to the south side of the house with an original Edwardian oak door leading into a grand panelled reception hall and galleried landing. The main living room has a window overlooking the south facing gardens as well as an additional bay window to the side. To the rear there is a separate living room currently used as a study in addition to a formal dining room that has a large square bay overlooking the gardens. Off to the side of the dining room is a conservatory that takes full advantage of the excellent privacy afforded by this lovely garden plot. The large kitchen is situated to the rear of the house alongside a utility room and guest w.c. To the first floor the principal bedroom makes the most of the views over the gardens as well as having an en suite bathroom/w.c. There are a further four double bedrooms on this floor all served by the family bathroom as well as a separate shower room. A steep staircase leads up to the second floor where there is a large central landing suitable for a variety of different purposes as well as a good size attic room with characterful sloping ceilings and a door opening out onto a balcony above the bay to the side of the house.

The property stands on a sizeable plot that extends to 0.59 acres and enjoys an excellent degree of privacy. The beautifully tended gardens are thoughtfully stocked and principally lie to the south side of the house where there is a large level lawn surrounded by extensively planted beds and borders with a lovely mature tree backdrop.

The property is situated at the head of a cul-de-sac in this highly sought after area of Sandal within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.





ACCOMMODATION

RECEPTION HALL

With a heavy original oak period front entrance door, mullioned window to the front, panelled walls, turned staircase to the first floor, double central heating radiator.

SITTING ROOM

Bay window to the side, further window to the front, double central heating radiator and a feature fireplace with a wooden surround with cast iron and tiled insert housing a living flame coal effect gas fire. Cornice and picture rail.

LIVING ROOM

Mullioned window to the side, feature cast iron fireplace with tiled insert and hearth housing a living flame coal effect gas fire, bookcases with integrated radiator cover, period fitted cupboards, cornice and picture rail.

DINING ROOM

A grand dining room with part oak panelled walls, deeper square bay overlooking the garden, built in window seat with storage underneath and a feature fireplace with a cast iron and tiled surround housing living flame coal effect gas fire. Central heating radiator concealed in a matching cabinet.

CONSERVATORY

French doors out to the stone paved patio to the front, electric wall heaters and wood effect laminate flooring. Ceiling fan.

KITCHEN

External door and two windows to the rear. Fitted with a broad range of white oak fronted wall and base units with granite worktops incorporating a stainless steel sink unit and matching breakfast bar. Built in double oven, four ring AEG induction hob with matching filter hood over, integrated dishwasher, integrated larder style fridge, double central heating radiator and natural Limestone flooring.

UTILITY ROOM

External door to the rear, space and plumbing for a washing machine, further range of wooden fronted units with stainless steel sink unit. Wall mounted gas fired central heating boiler.

DOWNSTAIRS W.C.

Window to the side, fitted with a two piece white cloakroom suite comprising low suite w.c., pedestal wash basin.

FIRST FLOOR CENTRAL LANDING

Period wooden balustrades.

PRINCIPAL BEDROOM

With part panelled walls and a double central heating radiator and mullioned windows taking full advantage of the views over the gardens. A range of fitted wardrobes with matching drawer units.

EN SUITE

With window to the side, part tiled walls and fitted with a four piece suite comprising panelled bath with Whirlpool function and electric shower with glazed screen, vanity wash basin with cupboards under, low suite w.c. and bidet. Extractor fan.

BEDROOM TWO

Bay window to the side, further window overlooking south facing garden, double central heating radiator and stripped pine fire surround.

BEDROOM THREE

Double central heating radiator, window to the side and stripped pine fire surround.





BEDROOM FOUR

With window overlooking the gardens and a double central heating radiator.

BEDROOM FIVE

With a window to the side, central heating radiator, pedestal wash basin and an airing cupboard housing the hot water cylinder.

FAMILY BATHROOM/W.C.

Fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c. Part tiled walls, double central heating radiator and window to the rear.

SEPARATE SHOWER ROOM

With window to the rear and a shower cubicle with folding glazed door and electric shower. Central heating radiator.

SECOND FLOOR LANDING

A large central attic room suitable for a variety of purposes with double central heating radiator and a Velux style roof light set into the characterful sloping ceiling. Roof void access point.

W.C.

Velux style roof light, low suite w.c. and vanity wash basin. Further roof void access point.

ATTIC

Characterful sloping ceiling, central heating radiator and a double glazed UPVC door out onto the bay balcony to the side.

OUTSIDE

A broad surfaced driveway provides ample parking space and leads up to an oversize double garage which has an automated up and over door to the front. To the side of the garage there are two substantial storage rooms. Also to the rear of the house there are well stocked borders, as well as a greenhouse and a gardeners toilet with an old fashioned high level flush. The beautifully tended gardens extend around the side of the house where to the rear of the garage is an established herb, vegetable and fruit plot. Well kept lawns with thoughtfully stocked beds and borders extend around the side of the house to the front, where there is a stunning garden with a large level lawn surrounded by more colourful, well stocked beds and borders with a mature tree backdrop affording an incredible degree of privacy.

COUNCIL TAX BAND

The council tax band for this property is G

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

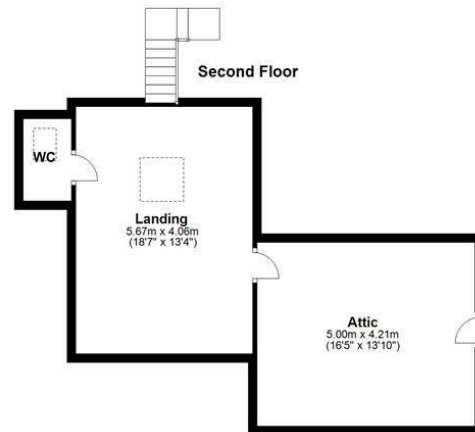
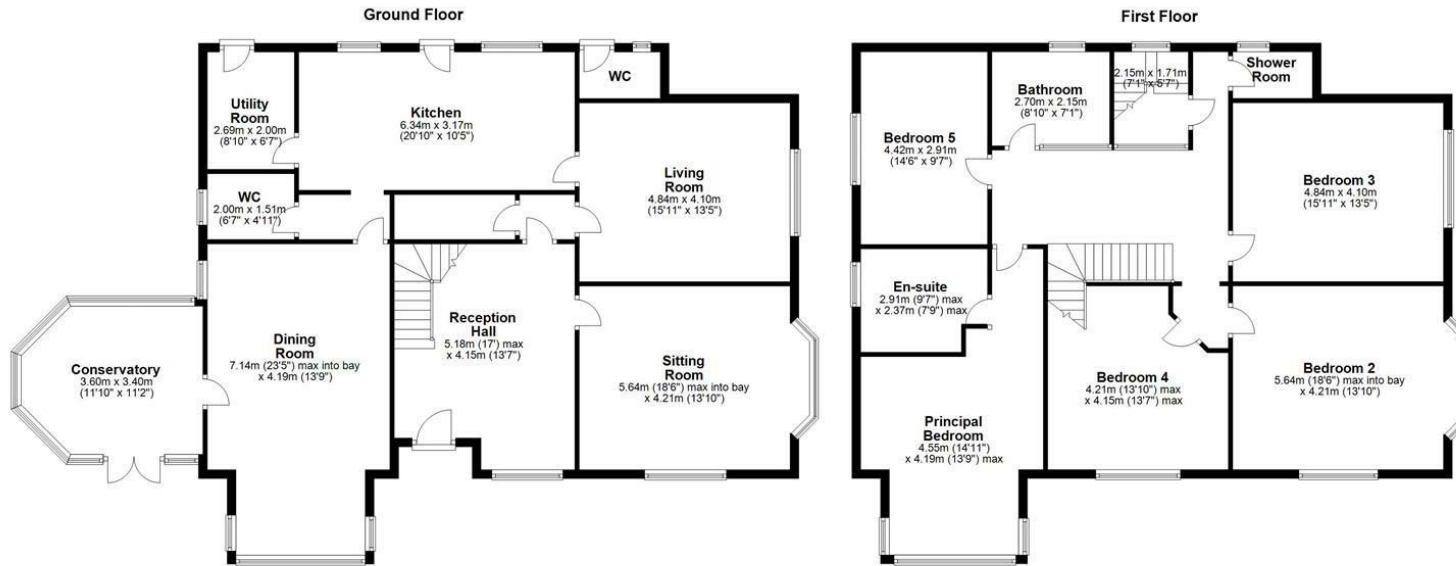
FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.





OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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